

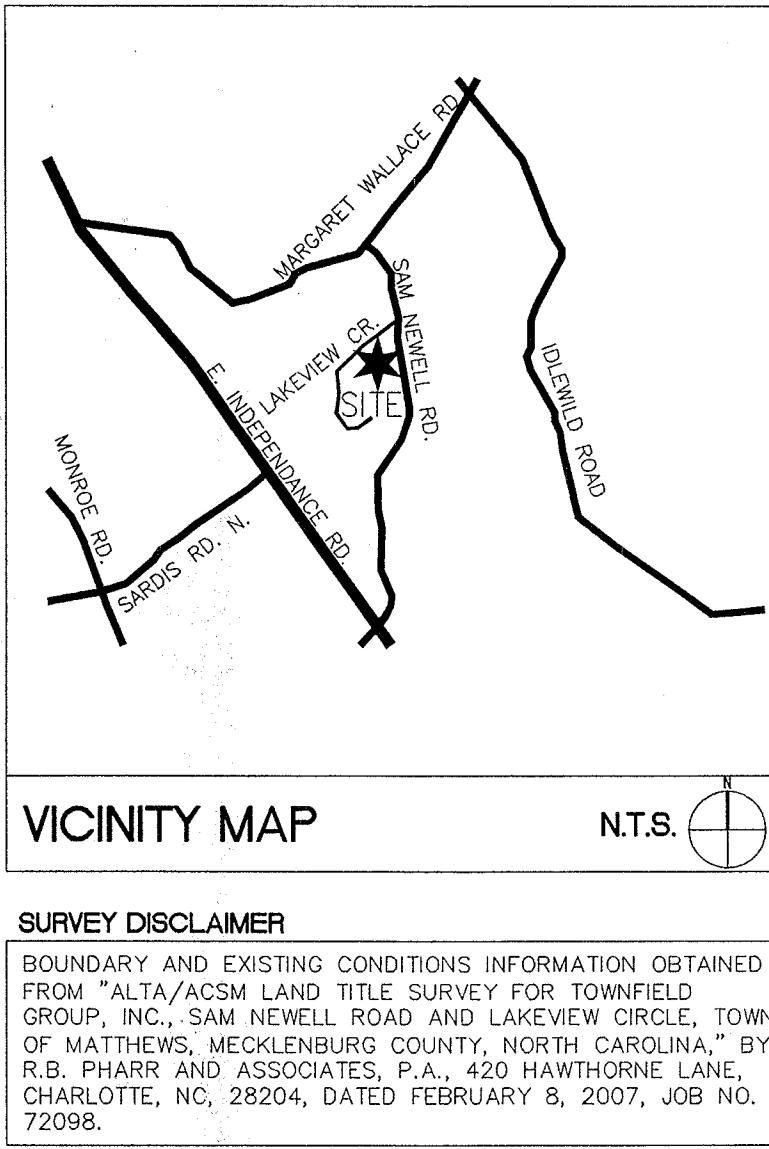
SITE DEVELOPMENT TABLE

	TOTAL AREA	IMPERVIOUS AREA
SINGLE FAMILY LOTS	5.50 AC.	3.57 AC. (65%)
EXIST. SAM NEWELL ROAD R.O.W.	0.42 AC.	-
SAM NEWELL RD. R.O.W. DEDICATION	0.28 AC.	-
PUBLIC STREET R.O.W. DEDICATION	2.00 AC.	1.90 AC. (95%)
PRIVATE STREETS/ALLEYS	0.61 AC.	0.60 AC. (98%)
BMP AREA	1.22 AC.	-
UNDISTURBED OPEN SPACE	0.90 AC. (6.7%)	-
GRADED OPEN SPACE	2.85 AC. (21.3%)	-
TOTAL	13.78 AC.	6.07 AC. (45%)

NOTES:
AREAS SHOWN ARE BASED ON SCHEMATIC PLAN. THE PETITIONER RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS TO LOT, ROW, STREET, BMP, AND OPEN SPACE AREAS AS PART OF FINAL SITE DESIGN.
DENSITY AND OPEN SPACE PERCENTAGE CALCULATIONS EXCLUDE THE EXISTING SAM NEWELL ROAD RIGHT-OF-WAY FROM THE BASE ACREAGE.

LEGEND

-----	PROJECT BOUNDARY
[Pattern]	BMP AREA
[Pattern]	UNDISTURBED OPEN SPACE



SPECIAL CONDITIONS

ARCHITECTURE AND LANDSCAPING:

1. ARCHITECTURAL STYLES SHALL BE (A) COLONIAL REVIVAL, (B) VICTORIAN, (C) CRAFTSMAN, AND (D) EUROPEAN COUNTRY.
2. HOUSE AND CARRIAGE HOUSE ELEVATIONS SHALL BE AS SHOWN ON THE ATTACHED SHEET OF ELEVATIONS. APPLICATION OF VARYING COLORS AND EXTERIOR MATERIALS SHALL BE PERMITTED. FULL ARCHITECTURAL DETAIL WILL APPEAR ON EACH SIDE OF A HOME THAT FACES A PUBLIC OR PRIVATE STREET (EXCLUDING ALLEYS). DEVELOPER MAY SUBMIT ADDITIONAL ELEVATIONS TO THE BOARD OF COMMISSIONERS AT THEIR NEXT APPROPRIATE MEETING WITHIN 45 DAYS FOR APPROVAL, DENIAL, OR ADJUSTMENT.
3. EXTERIOR MATERIALS SHALL BE FIBER CEMENT SIDING, WOOD, BRICK, STUCCO, STONE, CULTURED STONE, AND OTHER FIBER CEMENT PRODUCTS. USE OF VINYL, ALUMINUM, AND HARDBOARD SIDING SHALL BE PROHIBITED AS EXTERIOR MATERIALS.
4. THE BIODIVERSITY AREA SHALL BE DESIGNED TO BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THOSE PHOTOGRAPHS ON THE ATTACHED SHEET OF PHOTOGRAPHS.

HOMEOWNERS' ASSOCIATION:

5. THE HOMEOWNERS' ASSOCIATION FOR SPRING PARK SHALL BE REQUIRED TO MAINTAIN ALL COMMON SPACE LANDSCAPING, STREET TREES, STREET LIGHTING, PRIVATE STREETS, TRAILS, AND STORMWATER AND WATER QUALITY FACILITIES REQUIRED BY THE MATTHEWS POST-CONSTRUCTION ORDINANCE. THE BIODIVERSITY AREA SHALL BE MAINTAINED AS AN ATTRACTIVE LANDSCAPING FEATURE, FREE OF NOXIOUS WEEDS AND TRIMMED TO AVOID AN OVERGROWN APPEARANCE. THE POND WILL BE STOCKED WITH FISH AS LONG AS STOCKING CAN BE DONE AT A REASONABLE COST.
6. THE HOMEOWNERS' ASSOCIATION FOR SPRING PARK SHALL BE REQUIRED TO ALLOW RESIDENTS OF LAKEVIEW CIRCLE AND MEADOW LAKE PEDESTRIAN USE OF THE PRIVATE STREETS AND TRAILS WITHIN THE SUBDIVISION AT NO COST TO THEM.

CONSTRUCTION PERIOD:

7. THE CONSTRUCTION ENTRANCE TO THE SUBDIVISION SHALL BE ON SAM NEWELL ROAD. NO CONSTRUCTION TRAFFIC SHALL ENTER THE PROJECT FROM LAKEVIEW CIRCLE EXCEPT TO ACCESS AREAS THAT ARE NOT ACCESSIBLE FROM SAM NEWELL ROAD OR TO DO CONSTRUCTION WORK ALONG LAKEVIEW CIRCLE.
8. LANDSCAPING SHALL BE INSTALLED WITHIN THE SUBDIVISION ALONG LAKEVIEW CIRCLE PRIOR TO CERTIFICATE OF OCCUPANCY FOR THE FIRST FOR-SALE RESIDENTIAL UNIT IN THE SUBDIVISION.

ROADS AND INFRASTRUCTURE:

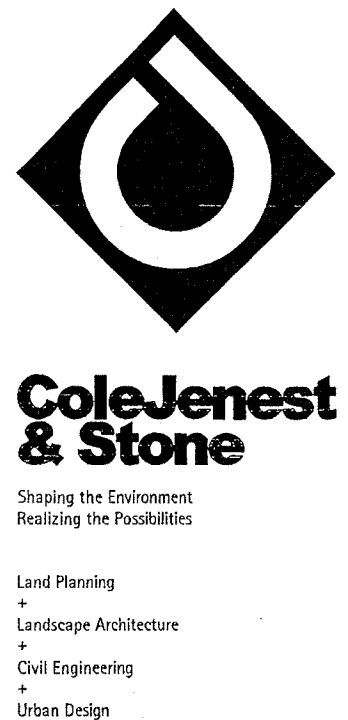
9. A LEFT TURN POCKET SHALL BE PROVIDED ON SAM NEWELL ROAD FOR TURNS INTO THE MAIN ENTRANCE OF THE SUBDIVISION.
10. IF PERMITTED BY THE TOWN OF MATTHEWS, THE PORTION OF LAKEVIEW CIRCLE ADJACENT TO THE BULLHEADS ON CMS PROPERTY SHALL BE POSTED "NO PARKING."
11. ALL PRIVATE ALLEYS AND ROADS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR SPRING PARK SHALL BE CONSTRUCTED TO THE SUBGRADE, BASE COURSE, AND PAVEMENT STANDARDS OF A PUBLIC RESIDENTIAL STREET.
12. DEVELOPER SHALL PROPOSE FIRE HYDRANT SPACING TO THE CHARLOTTE MECKLENBURG UTILITY DEPARTMENT THAT ACHIEVES A 600 FOOT MAXIMUM HOSE PULL DISTANCE WITHIN THE PROJECT, TAKING INTO ACCOUNT HYDRANTS LOCATED OFF-SITE.

PARK & OPEN SPACE FEES:

13. DEVELOPER SHALL PAY IN-LIEU OPEN SPACE AND RECREATION LAND FEES IN ACCORDANCE WITH SECTION 152.41 OF THE SUBDIVISION ORDINANCE.

ZONING CODE SUMMARY

PROJECT NAME: SPRING PARK
OWNER: THE TOWNFIELD GROUP, INC. PHONE #: 704-780-1263
TAX PARCEL NO.: 193-134-20, 22, 23, 28, 29, 30, AND A PORTION OF 193-134-21
LAND AREA: 13.78 ACRES (13.36 ACRES EXCLUDING EXIST. ROW)
JURISDICTION: TOWN OF MATTHEWS
ZONING: R-10 EXISTING (R-10 INNOVATIVE PROPOSED)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
NUMBER OF LOTS: 41
MINIMUM LOT SIZE: 4,600 SF
NUMBER OF DWELLING UNITS: 41 SINGLE FAMILY DETACHED
10 OPTIONAL ACCESSORY APARTMENTS
DENSITY: 3.1 DU/ACRE (3.8 DU/ACRE WITH MAX ACCESSORY APTS.)
BUILDING HEIGHT: 30' MAX.
YARD REQUIREMENTS:
SETBACK (FRONT): 20' STANDARD R-10S
SIDE YARD: 5' ONE SIDE, 8' OTHER SIDE
REAR YARD: 30' 12' (PORCH MAY ENCRoACH INTO SETBACK)
PARKING REQUIREMENTS:
REQUIRED: 2 SPACES/DWELLING UNIT X 51 DU = 102 SPACES
ON LOT: 102 MIN. (MINIMUM 2 PER LOT)
ON STREET: 30 (ESTIMATE)



The TownField Group, Inc.
7110 Brighton Park Drive
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Spring Park

Matthews North Carolina

Preliminary Site Plan

Project No. 3621

Issued 07/31/08

Revised

09/22/08 - PER TOWN OF MATTHEWS
10/09/08 - PER TOWN OF MATTHEWS
10/20/08 - REVISE NOTES PER TOWN OF MATTHEWS

NOT FOR CONSTRUCTION

SCALE: 1" = 60'
0 30' 60' 120'

RZ1.0

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APPROVED
TOWN OF MATTHEWS
Date: 07/31/08
By: [Signature]
Helen Clark